



Union Market – Prime Retail Space for Lease

1254 4th Street, NE



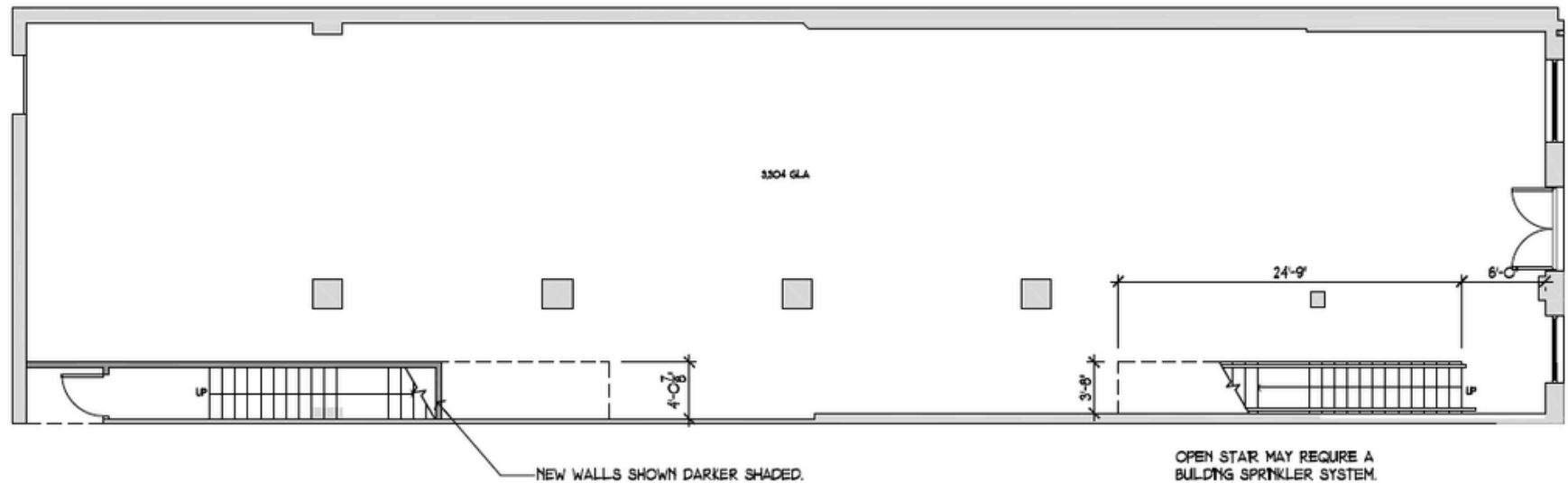


Property Highlights



- Approximately **6,038 SF** available for Lease
- 3,304 SF available Ground Floor
- 2,734 SF available Second Floor
- Good condition
- High-traffic retail location with strong pedestrian exposure.
- Located on 4th ST, in the heart of the Union Market District
- Blocks away from NoMa/Gallaudet Metro station.

First Floor Plan - Single Tenant Layout



1
SK-5

FIRST FLOOR PLAN
SINGLE TENANT LAYOUT
SCALE: 1/8" = 1'-0"

GORDON ARCHITECTS PC

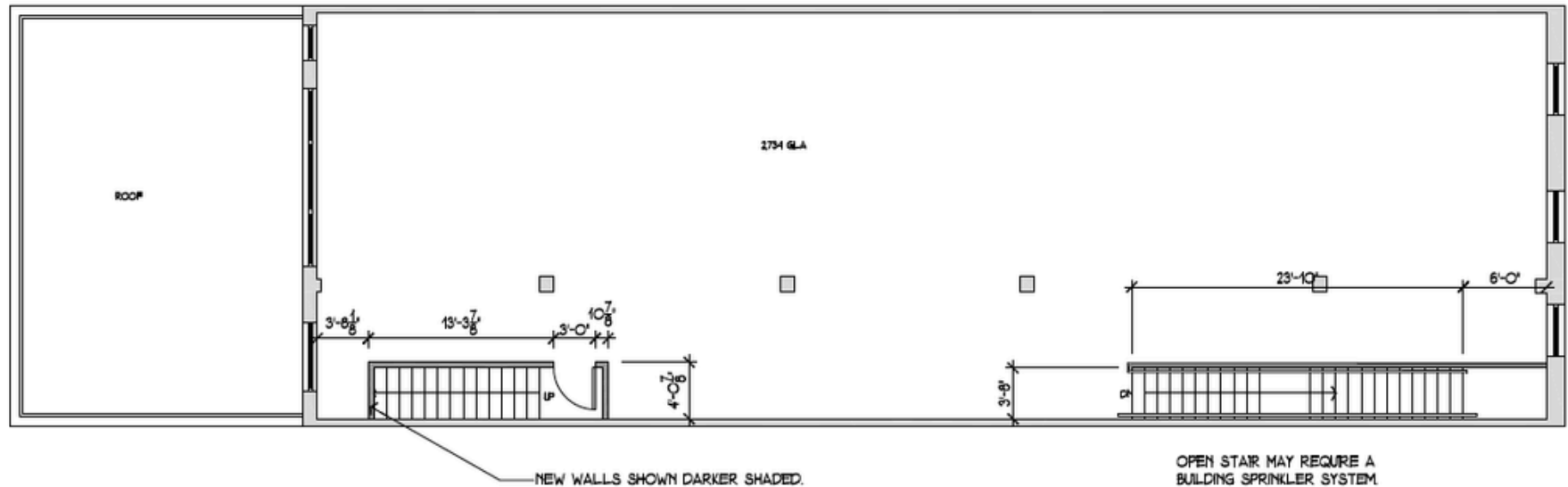
6 FEBRUARY 2026

For illustrative purposes only - dimensions deemed reliable, but not precise. Not for construction activities.

SK-5
1254 4TH STREET NE
LEASING DRAWINGS

SCALE AS NOTED

Second Floor Plan - Single Tenant Layout



1
SK-6

SECOND FLOOR PLAN
SINGLE TENANT LAYOUT
SCALE: 1/8" = 1'-0"

GORDON ARCHITECTS PC

SK-6
1254 4TH STREET NE
LEASING DRAWINGS

6 FEBRUARY 2026

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SCALE AS NOTED



Current Condition - Second Floor



UNION MARKET



	0-1/2 mi	0-1 mi	0-3 mi
POPULATION			
Population	14,886	61,407	398,548
Daytime Population	19,099	84,964	793,673
Male	49%	49%	49%
Female	51%	51%	51%
High School Graduate +	97%	95%	95%
Bachelor's Degree +	76%	71%	73%
Graduate / Professional Degree	44%	38%	42%
HOUSEHOLDS			
Households (HH)	7,423	30,310	196,383
Average HH Size	1.8	2.0	1.9
Owner-occupied	19%	29%	34%
Renter-occupied	81%	71%	66%
Median Home Value	\$777,273	\$803,711	\$728,643
INCOME			
Average HH	\$155,961	\$162,842	\$165,000
Median HH	\$105,458	\$108,257	\$112,865
HH Income <\$50k	20%	22%	22%
HH Income \$50-\$75k	12%	12%	11%
HH Income \$75k+	69%	66%	67%
Average HH Disposable	\$96,035	\$98,722	\$100,768
AGE			
Age < 20	11%	15%	15%
Age 20-34	53%	43%	38%
Age 35-64	31%	35%	36%
Age 65+	5%	8%	11%
Median Age (years)	31.5	32.9	33.9
CONSUMER EXPENDITURES (\$ thousands)			
Apparel	\$26,689	\$114,441	\$744,511
Child Care	\$6,305	\$26,898	\$173,473
Computers & Accessories	\$3,644	\$15,147	\$100,007
Entertainment & Recreation	\$39,896	\$170,130	\$1,120,732
- Pets	\$9,699	\$40,885	\$271,342
Food at Home	\$75,884	\$327,008	\$2,142,395
Food away from Home	\$43,526	\$182,692	\$1,201,296
Health Care	\$66,344	\$282,806	\$1,890,695
- Medical Care	\$23,255	\$98,686	\$660,634
Home Improvement	\$39,053	\$170,293	\$1,144,030
Household Furnishings	\$31,010	\$130,374	\$864,315
Personal Care	\$10,990	\$46,157	\$304,023
Vehicle Maint. & Repair	\$14,304	\$59,107	\$397,444
COMMUTING PREFERENCE			
Drove alone	19%	25%	25%
Public transportation (excluding taxicab)	33%	26%	25%
Bicycle	4%	5%	4%
Walked	9%	10%	14%
Worked at home	29%	29%	26%
Other means	6%	6%	6%
MOBILITY			
Traffic Counts ¹	19,400	Florida Ave NE	
	51,500	New York Ave NE	
<small>ESRI, 2024 I. Open Data DC - 2023 Traffic Volumes (rounded to nearest hundred)</small>			
CONTACT			
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Union Market Demographics

- Nearby includes 3,030 Residential units within the Union Market District
- 336 Rooms in 2 Hotels
- 214,000 Square Feet of Office Space
- 198,000 Square Feet of Retail Space

Union Market Restaurants

- Pastis
- Minetta Tavern
- St. Anselm
- O-Ku
- F-1 Arcade
- Desert 5
- Chai-Pani
- Karravaan

Notable Retail Tenants

- FP Movement
- Warby Parker
- Framebridge
- Herman Miller
- Trader Joes

Union Market District Overview

